

RINA DIRISIO
REAL ESTATE, BUT BETTER



150 OAK PARK BLVD #420

OAKVILLE



ENJOY AN ELEVATED LIFESTYLE AT COSMOPOLITAN CONDOS OAK PARK. IDEALLY SITUATED IN THE HEART OF UPTOWN CORE-ONE OF OAKVILLE'S MOST VIBRANT AND WALKABLE COMMUNITIES.

Step outside to an enticing array of restaurants, local pubs, shopping, and everyday conveniences, all within a 10-minute stroll, including the Uptown Core Bus Terminal. Commuters will appreciate quick access to the QEW, 403 and Highway 407 ETR, while Sheridan College and Oakville Trafalgar Memorial Hospital are just minutes away.

Perched on the top floor, this spacious and sophisticated residence by Ballantry Homes offers an exceptional blend of style and functionality. Thoughtfully designed with two generously sized bedrooms, two full bathrooms, a versatile den and an expansive open-concept living and dining area, this suite is perfectly suited for both everyday living and elegant entertaining. Soaring nine-foot ceilings, wide-plank flooring and oversized windows bathe the interior in natural light, while the impressive 101 sq. ft. balcony captures sweeping cityscape views with glimpses of the lake beyond. The beautifully appointed white kitchen anchors the home, featuring granite countertops, stainless steel appliances, abundant cabinetry, and a substantial island with seating for four—inviting connection and conversation. The serene primary retreat features a walk-in closet with double hanging space and a spa-inspired ensuite with an oversized glass shower, while the second bedroom and full bath offer comfort for family or guests. Additional highlights include in-suite laundry, underground parking, and a dedicated storage locker.

Residents enjoy a boutique-style building atmosphere with contemporary finishes, a welcoming lobby with a fireplace, bright corridors, and dual elevators. Lifestyle amenities include a well-equipped fitness centre, a stylish party and meeting space with kitchen and walkout to a sunlit patio, and the added convenience of an on-site car wash—delivering a refined, maintenance-free living experience.



FOYER

- Nine-foot ceilings
- Deep modern-profile baseboards
- Ample closet space
- Wide-plank flooring



LIVING/DINING ROOM (11'4" X 30'1")

- Wide-plank flooring
- Large window
- Prewired for a ceiling light fixture
- Sliding glass doors with a transom to the balcony



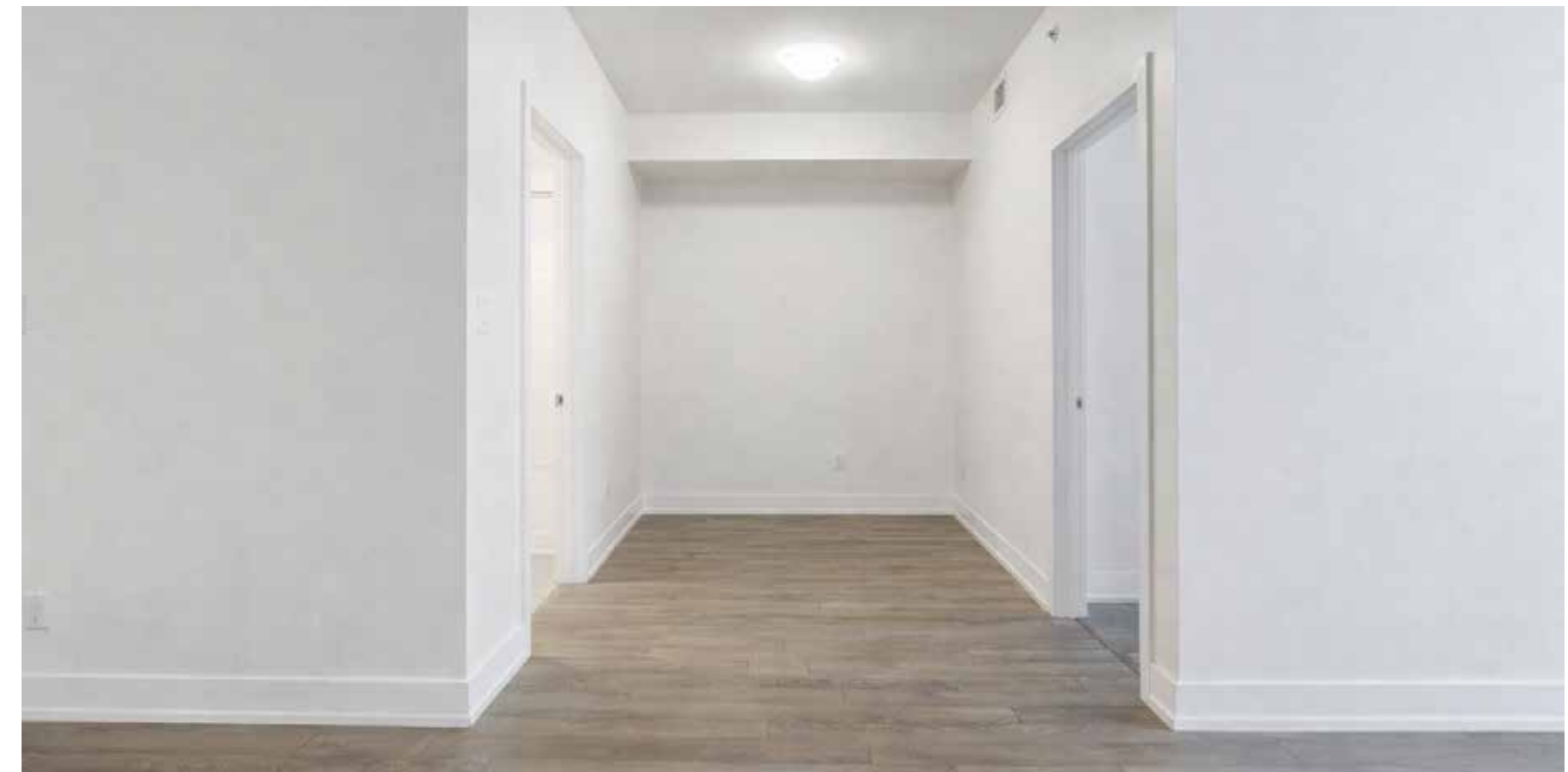
KITCHEN (12'8" X 11'2")

- White shaker-style cabinetry with extended-height upper cabinets
- Extended-depth cabinet above the fridge
- Large peninsula/island with a breakfast bar
- Granite counters and sleek modern tile backsplash
- Ceiling light and two pendant lights over the island
- Wide-plank flooring
- Stainless steel appliances, including a fridge, stove, microwave, and new Bosch built-in dishwasher(2026)



DEN (10'10" X 6'11")

- Open-concept area
- Ceiling light fixture
- Wide-plank flooring





PRIMARY BEDROOM (10'2" X 19'4")

- Wide-plank flooring
- Large window to the balcony
- Walk-in closet with double hanging space

ENSUITE BATHROOM (3-PIECE)

- Ample white cabinetry
- Granite counter with an under-mount sink
- Neutral floor tiles
- Oversized shower with neutral tile surround and frameless glass enclosure





BEDROOM 2 (10'6" X 15'2")

- Wide-plank flooring
- Extra-large window
- Double closet with sliding doors



BATHROOM (4-PIECE)

- Ample cabinetry with a granite counter and an under-mount sink
- Neutral floor tiles
- Soaker tub/shower combination with tile surround

LAUNDRY AREA

- Stacked washer and dryer
- Neutral floor tiles



SCHOOLS

Elementary

Post's Corners – English Track – JK – GR08

Sunningdale – FI – GR02 – 08

St. Andrew CES – Regular Track – JK – GR08

St. Marguerite d'Youville – FI – GR01 – 04

St. Mary CES – FI – GR05 - 08

Our Lady of Peace CES – ExF – GR05 – 08

Secondary

White Oaks – English Track/FI – GR09 – 12

Holy Trinity – Regular Track/ExF – GR09 – 12

St. Ignatius of Loyola – FI – GR09 - 12



Taxes: \$2,004.55 / 2025

Condo Fee: \$736.84

Condo fee includes: common elements, heat, building insurance, air conditioning, and parking

Inclusions: Built-in dishwasher, fridge, stove, washer, dryer, all electrical light fixtures, and all window coverings

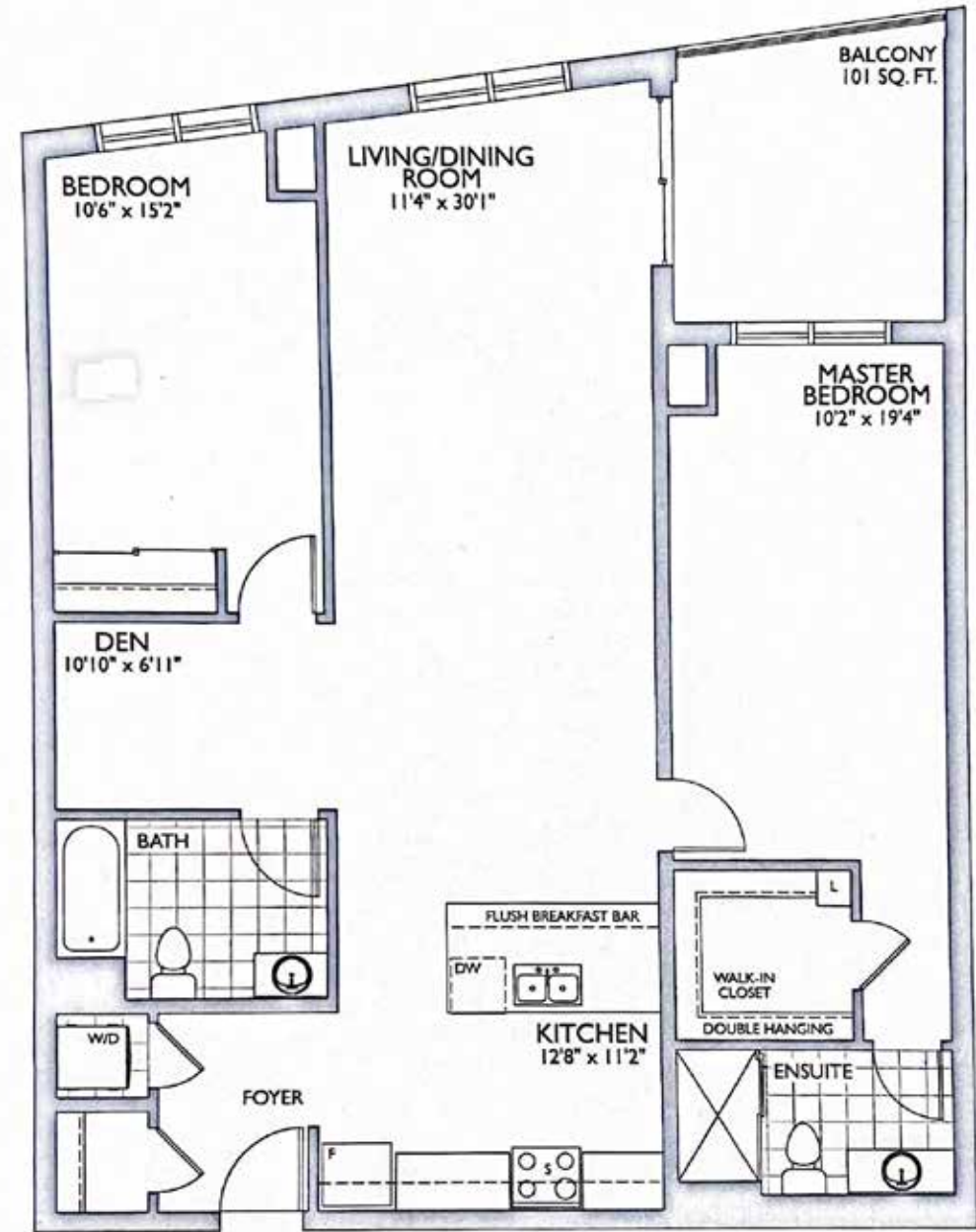
Rental Items: Hot Water Heater

*All interior photos have been edited using AI to remove personal items and illustrate the property's potential condition





FLOOR PLANS



All room dimensions and floor areas must be considered approximate and are subject to independent verification.



RINA DIRISIO
SALES REPRESENTATIVE
LIFETIME RESIDENT OF OAKVILLE

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Information in this brochure is deemed accurate but not guaranteed.
School boundaries may change for upcoming school year.